

**DOWNTOWN INDUSTRIAL DISTRICT  
BUSINESS IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS MEETING  
JUNE 22, 2010  
MINUTES**

**BOARD MEMBERS**

**Present:** Don Kanner, Howard Klein, Matt Klein, Larry Rauch and Mark Shinbane.

**Absent:** Ernie Doizaki, Richard Gardner, Richard Meruelo, Alex Palermo, Bill Shinbane, Michael Tansey and Paul Vert.

**STAFF:** Herlinda Chico, Raquel King, Estela Lopez, Celina Mancia and Vicky McCormick.

**CONSULTANTS:** Ken Coelho, Don Steier, and Kim Sudhalter.

**I. CALL TO ORDER**

Rauch called the meeting to order with a quorum at 9:17am.

**II. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS**

None.

**III. APPROVAL OF MINUTES**

H. Klein made a motion to approve the May 25, 2010 minutes, and M. Klein seconded. The Board unanimously approved.

**IV. FINANCE**

Coelho reported that there was no revenue collected in May. Expenses are under budget \$26,000, in which \$20,000 is due to a timing difference. Last month the year-end projection showed \$1,800 in the bank; however, the financials are now showing \$20,000 at year end, plus the \$50,000 reserve.

Coelho informed the Board that DID received \$518,000 in assessment revenue in June; DID received \$513,000 in June

**2009. There's still \$330,000 to collect, however, an invoice for \$194,000 was sent to the City for disbursement, which brings the outstanding amount to approx. \$135,000 for the remaining four months. Coelho stated that DID is budgeted to receive approx. \$40,000 over the last four months.**

## **V. OPERATIONS**

**Mancia reported that in May, the top three issues in the Industrial District continue to be blocking the sidewalk, loitering, and trespassing. McCormick added that there has also been an increase in drinking in public, primarily on 7<sup>th</sup> & Kohler, 7<sup>th</sup> & Ceres, and 4<sup>th</sup> Streets.**

**McCormick stated that she has noticed numerous new faces in the area loitering, and believes that it is primarily due to the encampments that LAPD Newton Area disbanded.**

**Mancia reported that y-t-d the BID handled 3,591 calls for service/incidents.**

**Mancia informed the Board that illegal dumping had increased, specifically on 4<sup>th</sup> & San Pedro, 8<sup>th</sup> & Crocker, and Merchant btwn 7<sup>th</sup> & 8<sup>th</sup> Streets. McCormick added that the increase in illegal dumping is due to the influx of new people loitering in the area, as well as the sidewalk feedings.**

**Lopez reported that she is making progress on getting the sidewalk feedings removed from Towne Avenue behind Ore-Cal. The County Public Health inspectors cited the organizers of the sidewalk feedings, and they have not returned since being cited.**

**Lopez stated that she is working with City and County departments regarding the after effects of the sidewalk feedings, as well as public safety.**

### **Maintenance RFP:**

**King reported that a new maintenance vendor was selected, Universal Building Maintenance (UBM). King informed the Board**

**that UBM is the sister company of Universal Protection Services, security vendor for both DID and Arts. UBM's proposal for DID is \$7,800 less per month than the previous maintenance vendor, and Arts is \$1,600 less per month. UBM will also provide pressure washing services, which is \$200 less per month than the current vendor Tech Wash.**

**King informed the Board that she spoke to the Director of Operations at the Downtown Long Beach BID, a previous contract that UBM serviced, and was given a good reference stating that UBM was very professional and efficient, and the only reason the contract was cancelled was because UBM was going through organizational restructuring and mergers.**

**King reported that the new vendor will begin services July 1, 2010. The current vendor, FSS, was given a 30-day notice informing them that the contract would not be renewed.**

## **VI. MARKETING**

**Sudhalter presented the finished Industrial District BID website to the Board. The Board expressed great satisfaction with the new site. The site address is [industrialdistrictla.com](http://industrialdistrictla.com).**

## **VII. EXECUTIVE DIRECTOR REPORT**

### **Ken's Market:**

**Lopez reported that she and Mancia will be attending a public hearing for Ken's Market. The market is located on the corner of 7<sup>th</sup> & Kohler, directly across from Inner City Arts and the CCEA Check in Center. Over the past year, the BID has recorded numerous alcohol related incidents surrounding the market. The market has a liquor license that was grandfathered in, meaning there are no conditions; therefore, the market can sell single cans of beer also known as single sales. The market obtained their license prior to the City instituting its Conditional Use Permit requirement, thereby allowing it to operate without the same conditions on the licenses that newer alcohol license locations have to abide by. Yet even by these comparatively lax**

**standards, Ken's Market is one of the highest problem alcohol locations in the City.**

**MTA Layover Location:**

**Lopez informed the Board that she and Vert met with the MTA regarding the MTA's interest in relocating the bus layover location for the accordion MTA buses, directly in front of Young's Market. The current bus layover is located in front of LAPD Central Area. MTA stated that the current location is too dangerous and filthy for the bus drivers.**

**Lopez stated that after expressing strong opposition to the proposed new bus layover location, she offered pressure washing services at a cost, to the existing location in front of LAPD Central Area.**

**Rauch stated that MTA also contacted him regarding relocating the bus layover in front of L.A. Cold Storage, which Rauch explained would negatively impact LA Cold Storage's operations.**

**Lopez stated that MTA will make a decision by Sunday, and will have a new layover location.**

**VIII. NEW BUSINESS- none.**

**IX. ADJOURNMENT- The meeting of the Board was adjourned at 10:10am.**